

noel

Unveiling the Epitome of Urban Luxury



Nestled in the city's pulsating core, where dreams take flight, Noel Sentrum emerges as a harmonious composition of luxury, bathed in the gentle glow of the urban lights. Noel introduces a masterpiece - Sentrum, a vision of pristine elegance that defines the epitome of urban luxury, inviting a lifestyle to be cherished.

The architectural poetry, gracefully etched into the city skyline, elevates Sentrum to majestic heights, a jewel standing tall and divine in its presence.



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The logo for Noel Projects, with the word "noel" in a bold, lowercase, blue sans-serif font.

K-RERA REGD NO.
K-RERA /PRJ/ERN/207/2023
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FLOOR PLANS

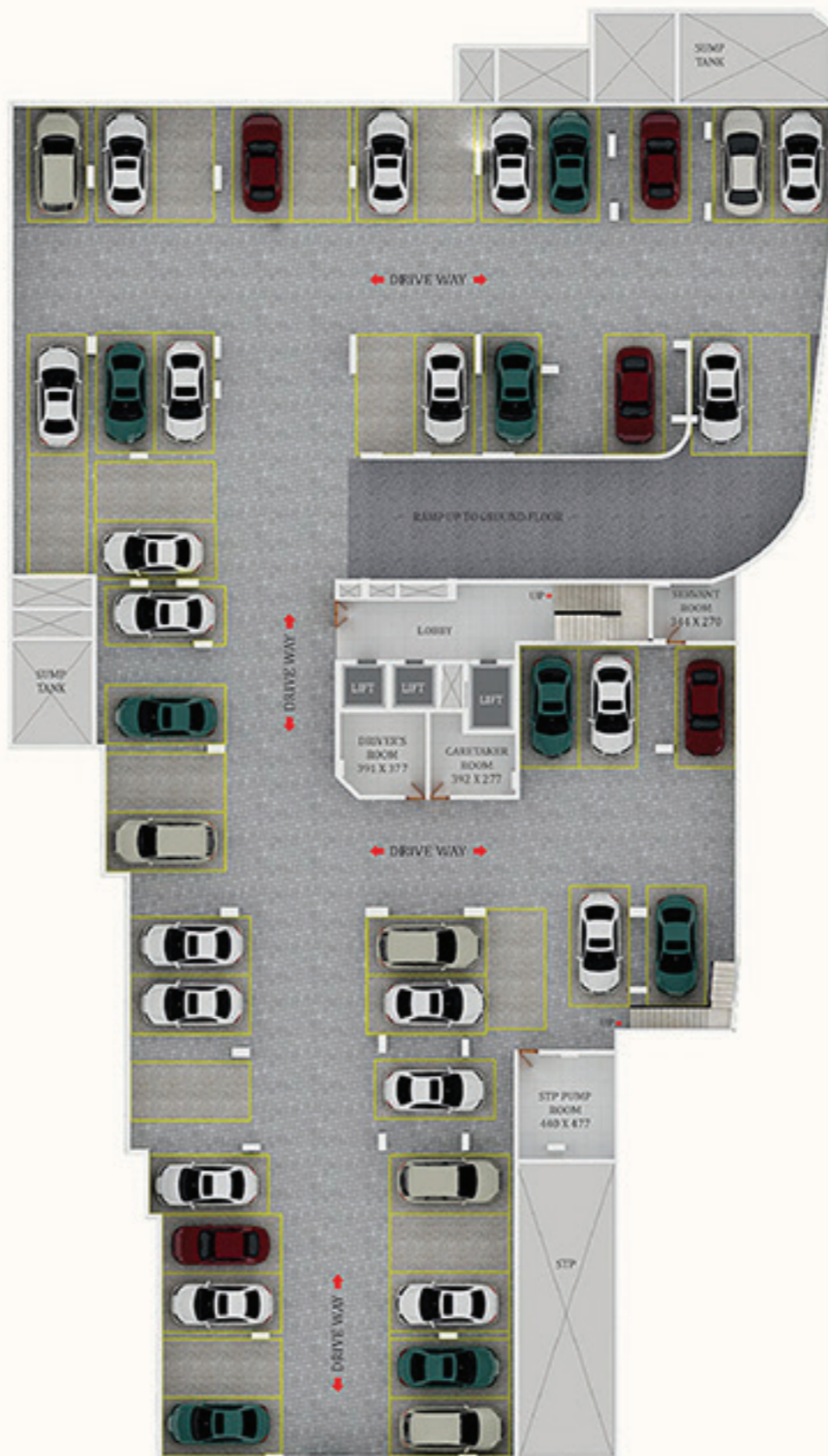


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BASEMENT FLOOR PLAN

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GROUND FLOOR PLAN

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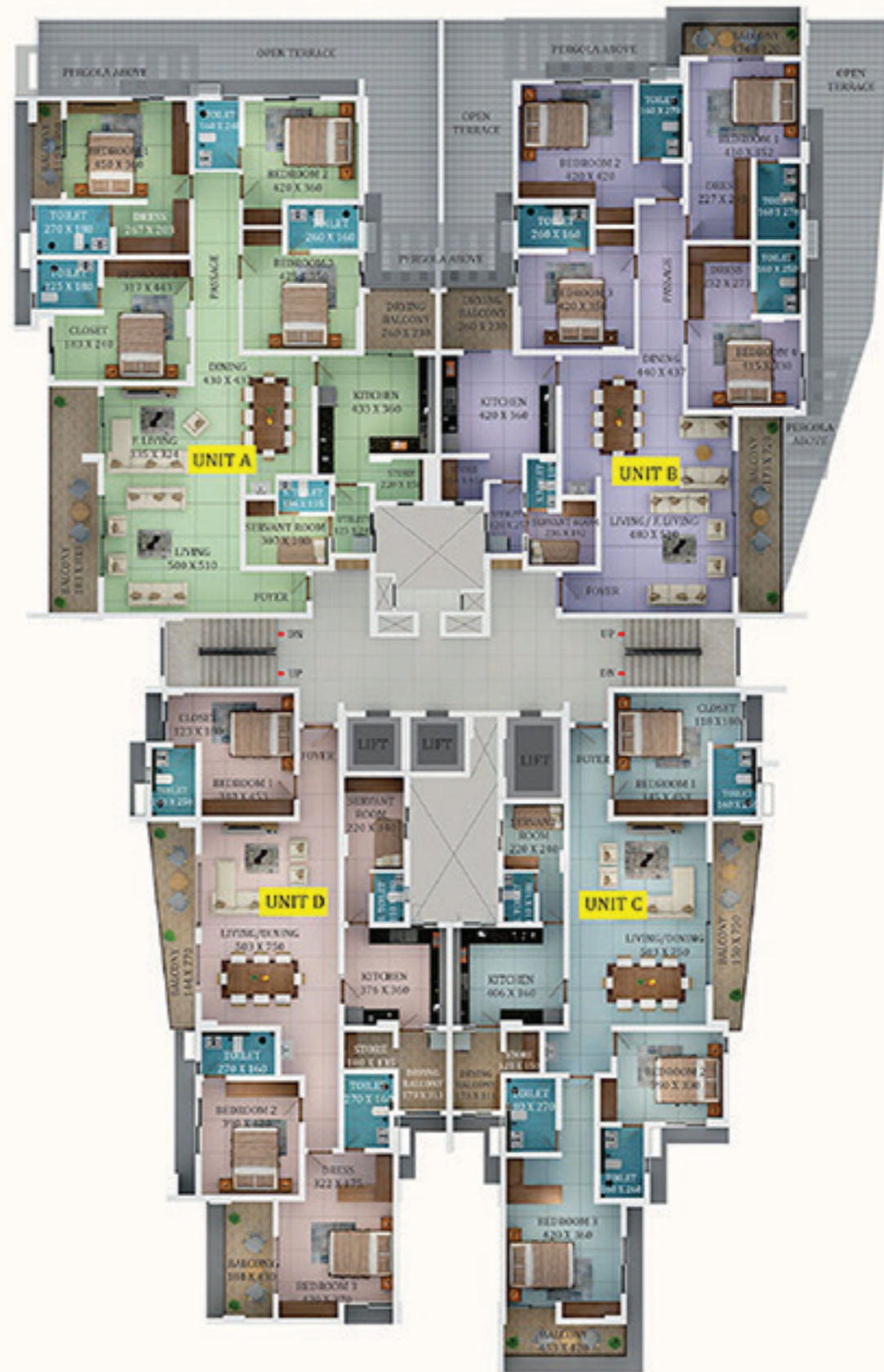


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TYPE - A

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
2 nd - 11 th	SQM	208.46	25.17	16.53	250.16	50.57	300.73
	SQFT	2243.86	270.93	177.93	2692.72	544.34	3237



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TYPE - A

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
2 nd - 11 th	SQM	208.46	25.17	16.53	250.16	50.57	300.73
	SQFT	2243.86	270.93	177.93	2692.72	544.34	3237



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TYPE - B

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
2 nd - 11 th	SQM	199.36	23.65	16.53	239.54	48.42	287.96
	SQFT	2145.91	254.57	177.93	2578.41	521.19	3100



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TYPE - B

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
2 nd - 11 th	SQM	199.36	23.65	16.53	239.54	48.42	287.96
	SQFT	2145.91	254.57	177.93	2578.41	521.19	3100



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TYPE - C

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
1 st - 12 th	SQM	152.96	23.16	16.39	192.51	38.92	231.43
	SQFT	1646.46	249.29	176.42	2072.18	418.93	2491



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TYPE - C

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
1 st - 12 th	SQM	152.96	23.16	16.39	192.51	38.92	231.43
	SQFT	1646.46	249.29	176.42	2072.18	418.93	2491



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TYPE - D

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
1 st - 12 th	SQM	156.65	24.08	16.4	197.13	39.85	236.98
	SQFT	1686.18	259.20	176.53	2121.91	428.95	2551



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TYPE - D

Floor		Carpet Area	Balconies	External Wall	Total Plinth Area	Share of Common Area	Total SBA
1 st - 12 th	SQM	156.65	24.08	16.4	197.13	39.85	236.98
	SQFT	1686.18	259.20	176.53	2121.91	428.95	2551

SPECIFICATIONS

FOUNDATION

- ♦ The foundation system used for the project, DMC piles as per the design of the Structural Engineer.

STRUCTURE

- ♦ RCC framed structure with masonry wall partitions.
- ♦ The wall partitions shall be with solid cement blocks. The structure surface including masonry walls shall be cement plastered. The structure shall be designed and built as Earth quake - resistant structure coming in Zone 3 as per IS 1893.



- ♦ No core cutting or tampering or demolition of the structural member shall be permitted without the prior sanction of the Structural Engineer.
- ♦ In compliance with the rules and regulations, Balconies shall not be enclosed in whatsoever manner, at any point of time.

FLOORING

- ♦ 120 x 60 Vitrified tiles for Drawing and Dining room.
- ♦ 100 x 100 or 80 x 80 Vitrified tiles for all bed rooms and kitchen except toilets and balconies.
- ♦ Ceramic / Vitrified wall tiles up to false ceiling height, size 30 x 60 or above

****Disclaimer :** This Brochure does not constitute any legal offer. The information contained here in- The Fittings, finishes, features and other display in the floor plans or elsewhere are only indicative and are subject to change. All images are only artistic impressions**.

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SPECIFICATIONS

- ♦ Matt finish Ceramic / Vitrified floor tiles for toilets, size 60 x 60.
- ♦ Matt finish Ceramic / Vitrified tiles for balconies, size 60 x 60.
- ♦ Matt / Glazed Vitrified or Granite tiles for lobbies and staircases .

PAINTING

- ♦ Putty and acrylic emulsion with low VOC content for internal walls and ceilings. Exterior emulsion for exterior walls. Enamel Paint for Grills and hand rails.

KITCHEN & WORK AREA

- ♦ Kitchen and Work area shall be bare (without any RCC slab / steel structure, counter top, steel sink and faucet).
- ♦ Inlet points for sink mixer and water purifier shall be provided.
- ♦ Provision for washing machine and dish washer shall be provided.

DOORS AND WINDOWS

- ♦ Polished veneered pre-hung door with hard wood door frame / equivalent for main entrance door.
- ♦ Polished veneered pre-hung flush door with hard wood door frame/equivalent for internal doors.
- ♦ Both side laminated flush door with PVC wrapped door frame for toilets & maids room.
- ♦ Windows and ventilators shall be powder coated fully glazed Aluminum sections with combination of fixed and openable / sliding window panels.
- ♦ Balcony Doors shall be powder coated double glazed Aluminium sections with Sliding / fixed / openable panels.

GRILL AND RAILINGS

- ♦ MS grill for windows. For French window to balcony no grill shall be provided.
- ♦ Railing of Mild Steel / Masonry or Combination of any of these for balcony handrails.
- ♦ Mild Steel Hand rails for Staircases.

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SPECIFICATIONS

ELECTRICAL

- ♦ Concealed wiring with superior quality PVC insulated copper cables, adequate light, fan, 6/16A power plug points controlled by ELCB and MCB, Independent Energy meter for each apartment. Switches shall be modular switches .
- ♦ 2000W Generator back up for all lights and fan, refrigerator, aquaguard, hood and hob and all 6A socket except in kitchen for each apartment.
- ♦ Provision for TV in living and two bedrooms.
- ♦ Provison for telephone in living and master bedroom.
- ♦ Video door phone / Intercom in living or dining room.
- ♦ Provision to fit, Split type air conditioner shall be provided for main bedrooms, living and dining with energized power point. Out door unit of the fit or split type air conditioner shall be kept in builder approved location
- ♦ Provision for exhaust fan in toilets and kitchen.

GENERATOR & UNITISED SUB STATION

- ♦ Generator – CPCB approved Three Phase DG set with Acoustic enclosure.
- ♦ Unitised Sub Station – 11KV/440V, dry type cast resin transformer.

PLUMBING AND SANITARY

- ♦ Sanitary ware shall be of white colour.
- ♦ Water efficient wall hung EWC with concealed cistern for all toilets except maid's toilet
- ♦ Wash basins shall be Wall hung / Vanity type in all toilets except maid's toilet.
- ♦ Wall hung / Vanity type wash basin for dining area
- ♦ Floor mounting EWC and wall hung wash basin without pedestal in maid's toilet.
- ♦ Chrome plated water efficient plumbing fixtures in all toilets.

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SPECIFICATIONS

- ♦ Diverter with over head shower and provision for geyser in main bathrooms.
- ♦ Water Supply through underground sump tank and overhead tank of sufficient storage capacity.
- ♦ Individual water metering facility shall be provided for each Apartment

FIRE FIGHTING

- ♦ Fire Fighting arrangements as per the Kerala Fire Fighting Department Norms.

RETICULATED LPG

- ♦ Reticulated LPG supply line up to individual consumption meter for each apartment, subject to the government rules prevailing at that time. Gas pipe line from the gas meter position to the cooking area shall be done by the Owner.

SEWAGE TREATMENT PLANT

- ♦ Sewage Treatment Plant shall be provided as per the Kerala Pollution Control Board norms.

FURNISHINGS & FITTINGS

- ♦ All the Cabinets, interior fittings, curtains, light fittings, fixtures, furniture and furnishing (except the item specified in the above specifications) in the model apartment, Brochure and marketing promotions are strictly for visual purpose and will not be provided. They are not part of the standard specification of the Project.

FINISHING

- ♦ Colour of finishing items like tiles, walls, joineries etc. shown in brochure are for visual pupose only. Actual provided may vary according to the decision of the Architect.

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AMENITIES

- ♦ Air conditioned party hall
- ♦ Air conditioned gymnasium
- ♦ Air conditioned pool table room
- ♦ Swimming pool
- ♦ Indoor recreation area
- ♦ 2 Nos. Air conditioned guest rooms
- ♦ Kids play area
- ♦ Open yoga and meditation area
- ♦ Surveillance camera at selected points
- ♦ Solar power for common lighting load
- ♦ Lifts with braille support - upto 12th floor
(2 Nos passenger lift and 1 no service / fire lift)
- ♦ Fire control room
- ♦ Driver's room
- ♦ Caretaker's room
- ♦ Maid's room



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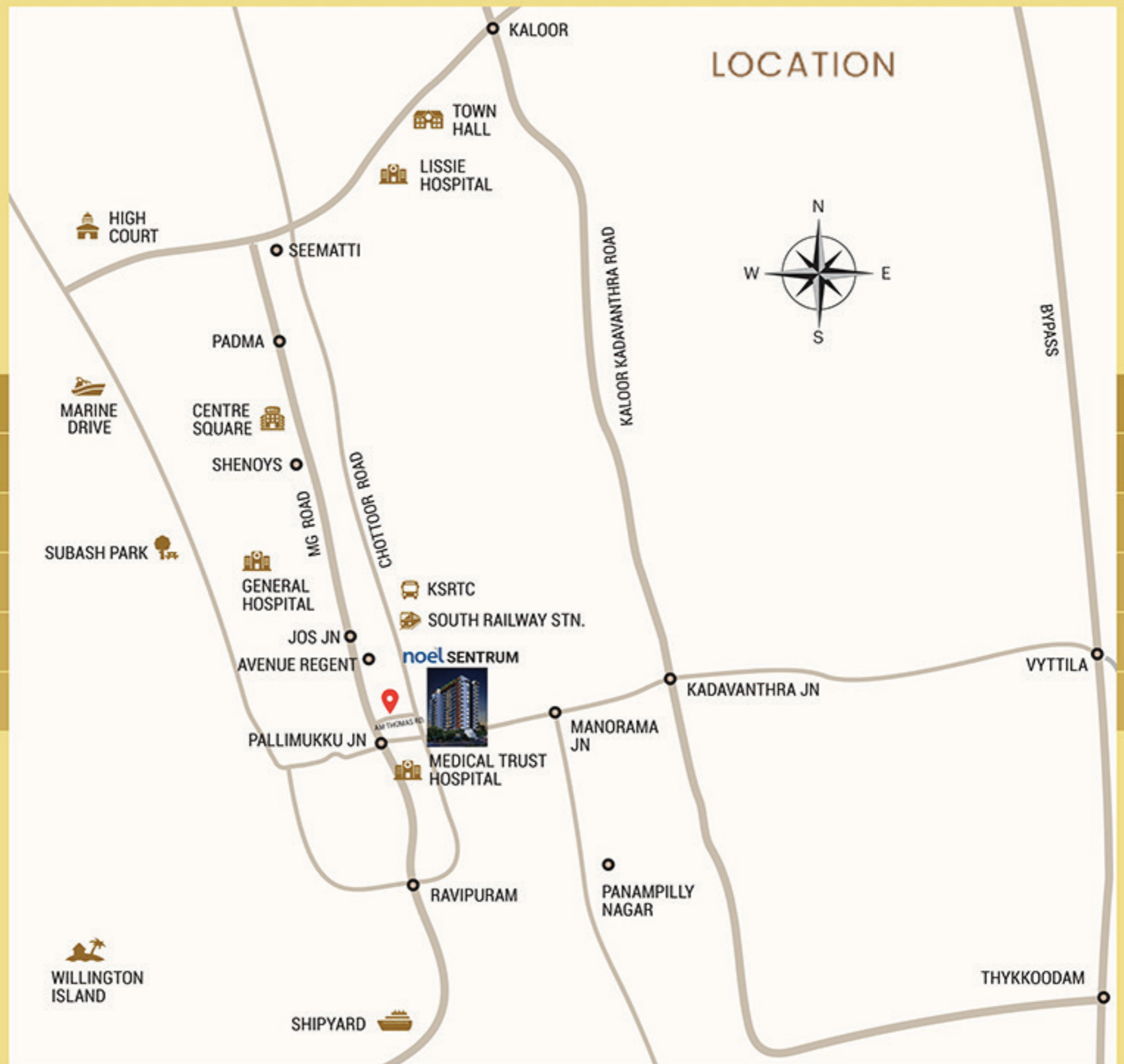
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- ♦ Lobby and visitor's lounge
- ♦ Bio-metric access to main entry
- ♦ Video door phone and intercom
- ♦ Individual water metering for each apartment
- ♦ Centralised gas connection
- ♦ Security cabin, provision for 24 hrs service
- ♦ Covered car park facility on additional cost
- ♦ Provision for EV charging upto 7KW (AC) for individual carparks shall be provided at extra cost (maximum one charging point per apartment)



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CONTACT US



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BRANCH OFFICES

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